

# THE LAWSON ZLL

2,586 SQ.FT.



263 Marmot Grove NW

5 Bedrooms ▲ 4 Bathrooms ▲ Double-Garage



## OPTIONS INCLUDED IN THIS HOME:

- Walk-out homesite near parks & pathways
- Main floor bedroom & full bathroom with standing shower
- Main floor flex room
- Spice kitchen
- Built-in appliances & quartz countertops in kitchen
- Stainless steel built-in appliances in kitchen
- 4 Bedrooms & central bonus room on upper floor
- Extended great room with electric fireplace
- Full laundry room
- 5 Piece owner's ensuite with upgraded tiled shower, corner soaker tub & his & her's sinks
- Walk-out basement with rough-ins
- 24' x 10' Rear deck with aluminum railing
- 9' Foundation



*Plus*  
RECEIVE YOUR OWN  
**TRICO RED CARD**



& ENJOY INCREDIBLE ONGOING SAVINGS & REWARDS FROM OUR PARTNERS & RETAILERS

## VISIT OUR SHOWHOMES

177 & 181 Mitchell Road NW  
Calgary, AB



THE CONCORD



THE OXFORD II

### Showhome Hours:

MON - THURS: 2PM - 8PM  
FRI: Closed  
SAT - SUN: 12PM - 5PM

Contact **Sam Bibanco**

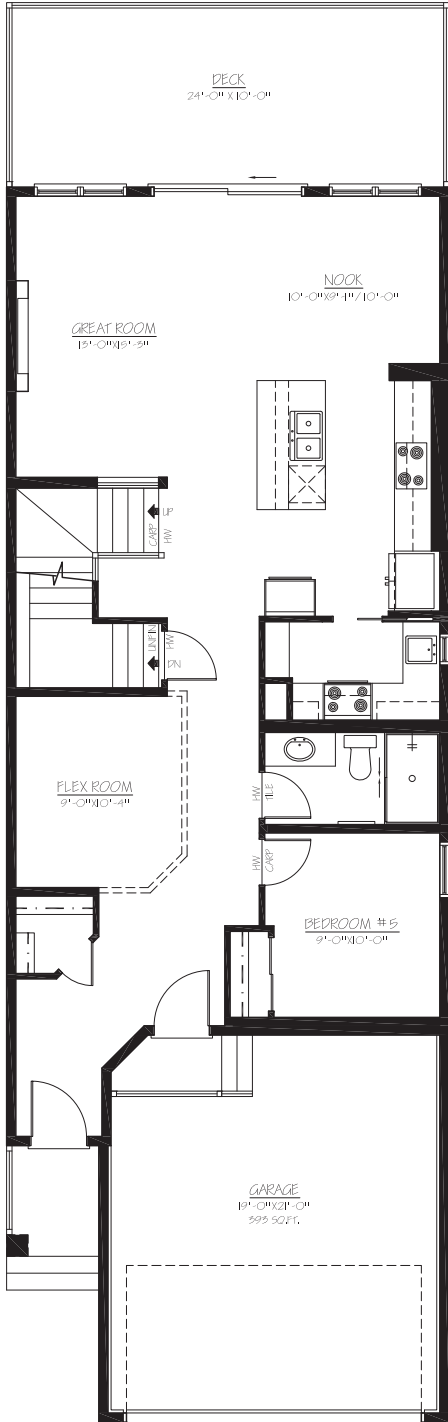
CALL: 852.540.2954 | EMAIL: sambibanco@tricohomes.com



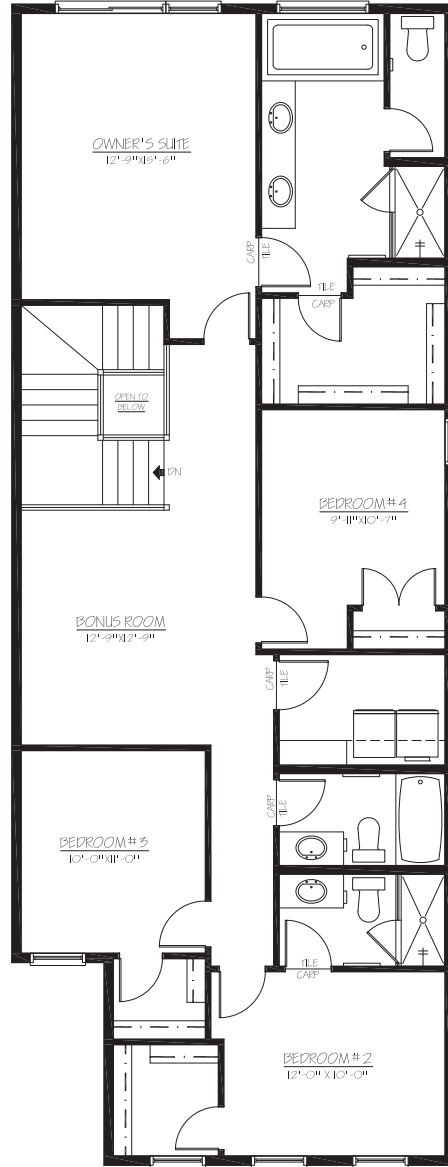
Trico Homes™

tricohomes.com

**MAIN**  
1140 SQ.FT.



**UPPER**  
1446 SQ.FT.



[tricohomes.com](http://tricohomes.com)

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